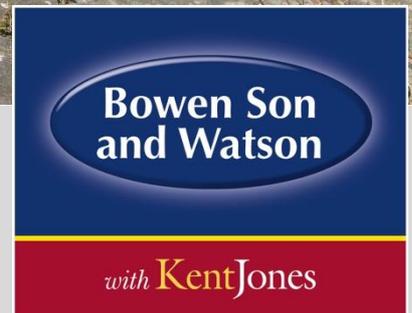




34 Sandway Road,  
Wrexham, LL11 2RN

**Asking Price: OIRO £185,000**



**NO CHAIN - A TWO RECEPTION ROOM /TWO BEDROOM SEMI-DETACHED BUNGALOW REQUIRING REFURBISHMENT STANDING ON A CORNER PLOT WITHIN A SOUGHT-AFTER DISTRICT ON THE CHESTER SIDE OF TOWN.**



## 34 Sandway Road, Wrexham, LL11 2RN

- NO CHAIN. Semi-Detached Bungalow
- Sought-After Location Chester Side of Town
- Requires Refurbishment. Porch. Hall
- Two Reception Rooms. Kitchen. Side Porch
- Two Bedrooms. Bathroom. Gas CH
- PVCu DG. Hard Surfaced Gardens

### Description:

This semi-detached bungalow was constructed on a corner plot in the early 1960's within a popular residential district containing similar properties at the boundary of Croes Eneurys and Garden Village on the Chester side of town. Requiring refurbishment, the accommodation comprises an enclosed porch; entrance hall; lounge; kitchen; side porch; dining room; conservatory; two bedrooms with wardrobes; bathroom. The bungalow is gas centrally heated and PVCu double glazed. Outside there is an attached garage and largely hard surfaced garden areas with inset planting to the front, side and rear.

### Location:

The property is situated within a popular residential area close to the boundaries of Acton, Garden Village and Croes Eneurys. It lies off Chester Road at the junction of Edinburgh and Balmoral Roads approximately a mile equidistant between the town centre and Gresford roundabout, from where the A483 dual carriageway leads to Chester (10 miles) and the motorway network. Local amenities include Acton, Rhosddu and Wats Dyke Primary Schools, The Acton Park Pub Restaurant, Garden Village Shops, and Acton Park itself.



### Constructed

of brick-faced external cavity walls with PVCu panelled front gable beneath a tile-clad roof.

### The Accommodation

(with approximate room dimensions) comprises:-

#### Enclosed Porch

6' 0" x 4' 1" (1.83m x 1.24m)

Approached through a part double glazed PVCu framed door and with a PVCu side panel.

#### Entrance Hall

15' 6" x 3' 3" (4.72m x 0.99m)

Radiator. Built-in cupboard. Loft access-point. Woodblock floor. Two single power point.

#### Lounge

16' 0" x 10' 3" (4.87m x 3.12m)

Open living flame coal effect gas fire and surround. PVCu framed double glazed windows with coloured lead-lighted transoms to the front and both sides. Radiator. Deep coved ceiling. Two wall-lights. Woodblock floor. Two double and three single power points. Television aerial point.

#### Kitchen

10' 7" x 9' 0" (3.22m x 2.74m)

Painted laminate base and wall cabinets including a single drainer stainless steel sink unit. Corner cylinder cupboard. Wall mounted "Ideal Classic" gas fired central heating boiler. Two radiators. Part double glazed PVCu framed door to Side Porch.

#### Dining Room

16' 0" x 7' 5" (4.87m x 2.26m)

Ornamental fireplace surround. Radiator. One double and two single power points. Secondary double glazing to one of two single glazed timber framed windows.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

### Conservatory

11' 6" x 7' 4" (3.50m x 2.23m)

Of PVCu framed double glazed construction. Ceramic tiled floor. Wall-light. Access to rear garden.

### No. 1 Bedroom

12' 0" x 10' 5" (3.65m x 3.17m)

maximum including fitted two single wardrobes with a central mirror-backed dressing table unit. Radiator. Deep coved ceiling. Two single power points. PVCu framed double glazed window.

### No. 2 Bedroom

9' 11" x 8' 4" (3.02m x 2.54m)

to the face of a range of two double wardrobes with a central mirror-backed dressing table unit. Radiator. Two single power points. PVCu framed double glazed window.

### Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)

Fitted with the original three piece white suite comprising a panelled cast bath, pedestal wash hand basin and low level w.c. Half tiled walls. Radiator. PVCu framed double glazed window.

### Outside:

Gated concrete drive to an attached GARAGE 16'2" x 8'6" (4.92m x 2.59m) with a FRONT PORCH 8'6" x 3'6" (2.59m x 1.06m). The corner plot is largely hard surfaced with flags and inset shrubbery planting.

### Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Ideal Classic" gas fired boiler situated in the kitchen. The property is wired for a BT telephone system.

### Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

### Note:

The fitted floor and window coverings are to be included at the sale price.

### Viewing:

By prior appointment with the Agents.

### Council Tax Band:

The property is valued in Band "D".



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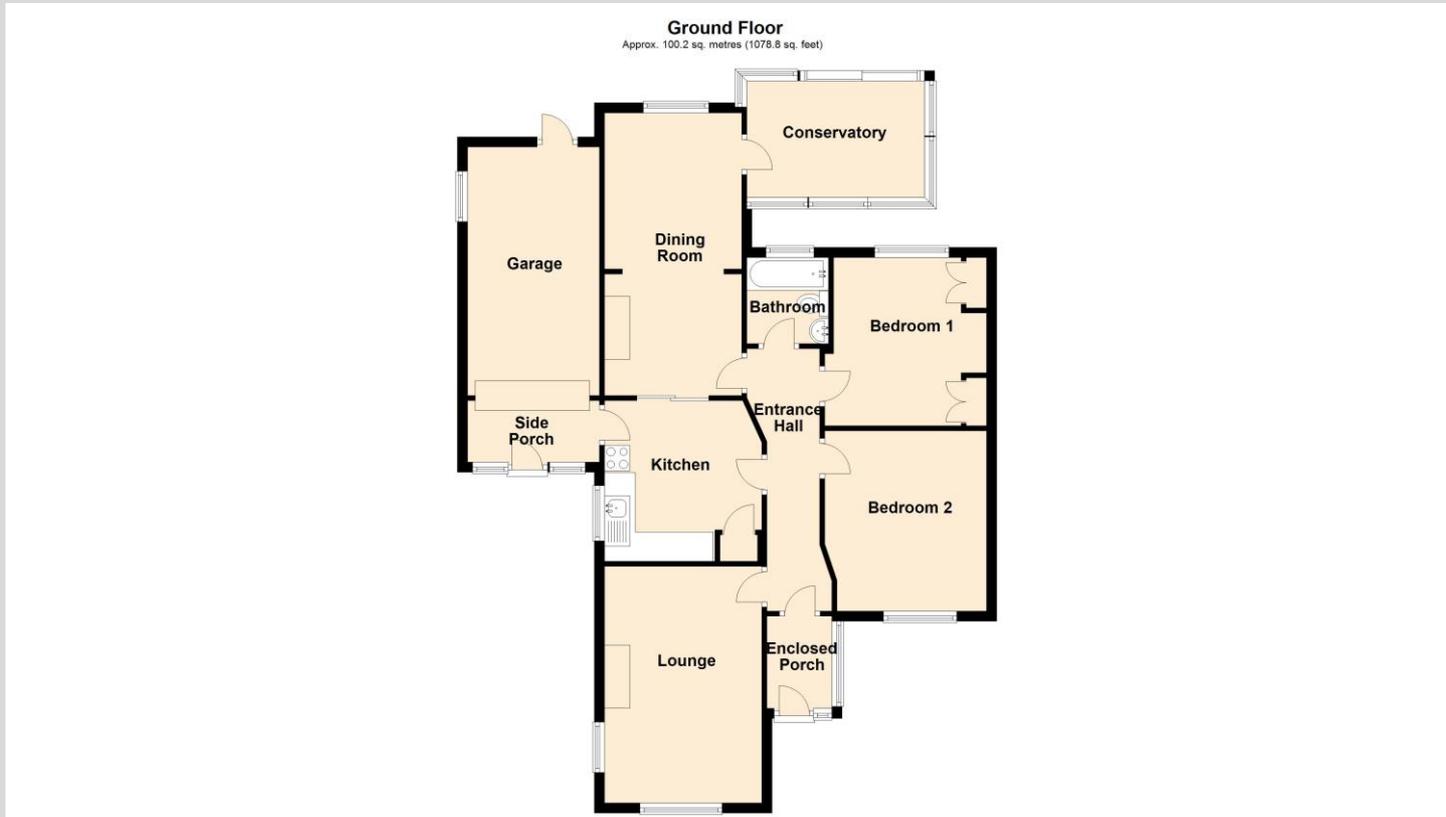
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**EPC:**

EPC = E. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL11 2RN) and property name or number (34 Sandway Road).

**Directions:**

For satellite navigation use the post code LL11 2RN. Leave the town centre on Chester Road. After passing over the roundabout at the junction with Prices Lane by the nine acre playing field proceed up Acton Hill until turning first left into Acton Gate. Take the left hand fork as the road changes its name to Sandway Road and the property will eventually be seen on the right at the junction of Edinburgh and Balmoral Roads.



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